



131st MAINE LEGISLATURE

FIRST SPECIAL SESSION-2023

Legislative Document

No. 1490

H.P. 945

House of Representatives, April 5, 2023

An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy

Reference to the Committee on Labor and Housing suggested and ordered printed.

Robert B. Hunt
ROBERT B. HUNT
Clerk

Presented by Representative KESSLER of South Portland.
Cosponsored by Representatives: ANKELES of Brunswick, CLUCHEY of Bowdoinham,
HASENFUS of Readfield, RIELLY of Westbrook, WHITE of Waterville.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 14 MRSA §6030-H** is enacted to read:

3 **§6030-H. Limit on initial amount paid by tenant or prospective tenant**

4 At or prior to the commencement of a tenancy, a landlord, the landlord's agent or a real
5 estate broker may not require a tenant or prospective tenant to pay an amount in excess of
6 the following:

7 **1. Rent.** The rent for the first full month of occupancy;

8 **2. Security deposit.** A security deposit as limited by section 6032; and

9 **3. Key and lock.** The purchase and installation cost for a key and lock.

10 **SUMMARY**

11 This bill provides that at or prior to the commencement of a tenancy, a landlord, the
12 landlord's agent or a real estate broker may not require a tenant or prospective tenant to pay
13 an amount in excess of the rent for the first full month of occupancy, a security deposit and
14 the purchase and installation cost for a key and lock.